Founded upon the most beautiful large body of land around New York, backed by a paid-up capital of six millions of dollars and an intelligent conception of the wants of cultured people. Palisade is a suburb worthy of the interest of any one about to buy a country home.

> ART IN ARCHITECTURE JUST ACROSS THE HUDSON ONE THOUSAND ACRES

ONE MILE FROM NEW YORK **ALTITUDE 250 FEET** HIGHLY RESTRICTED

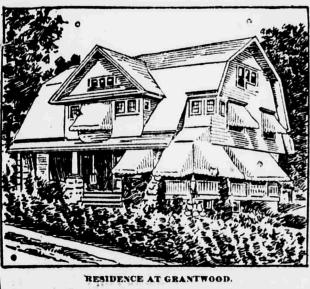
We will build to your order a house at from \$7,500 up, or we can offer you a choice of the large number of homes now under construction. An illustrated descriptive book is yours for the asking.

HUDSON RIVER REALTY COMPANY Paid up Capital, \$6,000,000.

W. W. & E. E. SLOCUM, Selling Agents

Suite: Times Building.

Broadway & 42d Street, New York





Grantwood-on-Hudson

pposite Grant's Tomb) ON THE VERY EDGE OF THE PALISADES. from this property, the choicest section of the Palisades, nothing obstructs the unparalleled view afforded of New York, the Hudson River, the Sound and Long Island. GRANTWOOD is reached by 42d and Franklin street ferries in 40 minutes from New York City Hall or via Subway to Manhattan street (125th street) and Oth street ferry in the same time, and from uptown districts in from 15 to 20 minutes. The property is fully improved, carefully restricted, and has all city conveniences. There are already over 100 homes which have been built within the past 4 years and a tremendous building activity is now proceeding to supply the vigorous demand from homeseekers. Price of houses ranges from \$5,000 to \$15,000, and they are models of architectural design and comfort. Booklet and transportation furnished free.

Morsemere

Is reached by 130th street ferry and trolley in twenty minutes from New York. Also by Chambers and 23d street ferries and Northern Railroad of New Jersey in from 35 to 40 minutes.



Why pay fabulous prices for lots in New York city, in sections thereof where it takes more time to reach your place of business than from any part of the

land offered by me, at prices so much lower that you can build a nice dwelling

2,000 CHOICE LOTS

Highwood Park, Eldorado, Clifton Park, Weehawken, Woodcliff-

on-the-Hudson, Hudson View, Town of Union, West New York, Gut-

Only 30 minutes from New York City Hall; 15 minutes from West 42d st.,

Broadway; 20 minutes from Franklin st., New York city. Commutation, \$1.50

HERMAN WALKER,

72 HUDSON AVENUE - - - - GUTTENBERG, N. J.

Realty Co., Clifton Park Realty Co. and Hasbrouck Park Realty Co. Offices

West Hoboken, N. J. Coytesville, N. J.

Main Offices of North Hudson Land Co., Hudson View Land Co., Eldorado

per month, less than 5c. a day. THE ONLY PLACE FOR NEARBY HOMES.

For maps and particulars call on or address THE OWNER,

Nearer, nor more cheaply, nor easily accessible from any part

More advantageously located nor better adapted for Resi-

Healthier, cheaper nor superior in any way than the lots that I own and offer for sale at \$300 per lot and upward on easy terms.

tenberg, North Bergen, Grand View, Fairview, Cliffside Park.

of New York city.

dence or Dwelling.

or residence thereon for the mere difference in the price of lot?



Northern Railfoad of New Jersey in from 35 to 40 minutes. This waiting for the opening of new doubletrack trolley line which is now in operation. Never- is being steadily improved so that a large portion is sewered. There are sidewalks and all theless there are already over 25 houses built and occupied and many others in course of modern improvements. Prices of houses range from \$6.500 to \$13,000, and they are of construction. Prices will now advance rapidly. From MORSEMERE is presented a beautiful | unusually attractive design and are sold on easy terms or liberal cash discount. The view of the Hackensack valley with the Orange Mountains in the background. The prop- | property is fully restricted. For further particulars of GRANTWOOD or MORSEMERE apply to INVESTMENT AND REAL ESTATE COMPANY, New Times Building, New York. Telephone 6261-38th St. COLUMBIA

IN THE PALISADES REGION.

RIVER, A PUBLIC PARK

All the Land Needed Between Fort Lee and Plermont Has Been Secured by the Interstate Park Commission -Home Sites on the Crest of the Hill.

The future of the territory along the top of the Palisades has long been a matter of speculation to those interested in the suburban development of New York. It is the only stretch of country adjacent to Manhattan that the commuter has not descended upon and made his own. With the exception of a few places scattered over its twenty-five miles of length, this region is as untouched as it was a century or more ago. Yet as a dwelling place for the city worker it has natural advantages that

would make it matchless among suburbs. For a time it seemed as if the Palisades were to be put into the stone crusher and converted into road paving. But thanks to an aroused public opinion, that vandalism was stopped by the creation of the Interstate Palisades Park Commission

In a vague way people know that the river wall is now safe from destruction, but there are few who know the lines along which the commission is working, and fewer still who appreciate the magnificent public playground that will be the ultimate

Beginning at the old Fort Lee ferry landing on the New Jersey shore, and running northward to Piermont, the commission is purchasing the land that lies between the shore of the Hudson River and the crest of the Palisades. A driveway that is to follow as far as is practicable the sinuous course of the precipices is to be laid out along their base. There are to be five approaches from the top of the Palisades to the driveway. In most instances these approaches will run down through the enfilading ravines that were used as trails and wagon ways in Colonial and Revolutionary days by the lumbermen and farmers of the Hackensack River. Where the ravines do not permit of a sufficiently casy grade galleries are to be hewn.

In its present condition the site of the park is as wild as though it were a strip in the foothills of the Rocky Mountains, From end to end it is shaded by old trees and tangled undergrowth and strewn with huge boulders that have fallen from the overhanging cliffs. It is the wise intention of the commissioners to preserve this primitive order of things. They believe that it will be a welcome relief to the person brought up on the usual city made

using it this summer, with no other rethe commission, and agree not to do any damage. It is also probable that privileges will be extended to boat and yacht clubs. In short, the park will be a free mountain wilderness, where the public may indulge itself in all manner of outdoor recreation.

Over three-quarters of the property within the mapped limits of the park have already been purchased. Title to the re-

FOR SALE. FACE OF THE BLUFF, DOWN TO 75 Lots on Fifteenth Street.

WEST NEW YORK, N. J. Being near the 42d street ferries to New York-street improved, sewered, water and gas pipes laid. Fort Lee and Hudson Heights trolley cars pass the premises—prices from \$700 to \$1,200 per lot, according to location. Apply to

HANSEN & ROSS. 274 BERGENLINE AVENUE. TOWN OF UNION, N. J.

mainder is expected to pass within a few mainder is expected to pass within a few months. The funds in the commission's hands will then be exhausted. But the New York and New Jersey Legislatures will doubtless make proper appropriations at their next sessions, and the work will then be pushed through in a few years.

their next sessions, and the work will then be pushed through in a few years.

As has been said, the park merely goes to the crest of the Palisades. That leaves an opportunity for home building of a kind without rival in the suburbs of any big city. A house on the top of the Palisades, would have the park as a big front yard and a perpetual easement of light and air and view extending across the two mile breadth of the Hudson, across the city of New York, across the waters of the Sound, to the green hills of Long Island in the distant background. From no other viewpoint does Manhattan appear to such advantage as from these rock heights of Jersey. Riverside Drive and its northward extension make a garden fringe for the city that relieves it of its usual harsh augularity.

As transit facilities go nowadays, a large part of this section is rather inaccessible, and that fact undoubtedly accounts for its lack of development. The Forty-second street ferry and a connecting trolley line supply transit for the southern section of the Palisade region. The 130th street ferry, newly equipped with fast modern screw boats, reaches the Jersey shore a few miles further north and is also met by trolley line. Both of these trolleys pass through Palisade and Grantwood, but at the village of Fort Lee, about four miles further north, both trolley lines turn to the west. From that point northward the Palisade section can be reached only over the Northern Railroad of New Jersey, that parallels the cliffs a mile or two to the westward.

It is possible that a "through" trolley in the section of the section of the section can be reached only over the Northern Railroad of New Jersey, that parallels the cliffs a mile or two to the westward.

that parallels the cliffs a mile or two to the westward.

It is possible that a "through" trolley service may be established through the trolley tunnel now being bored from Jersey to the midtown section of Manhattan.

On the heights just back of the Jersey landing of the 130th street ferry, 250 feet above the river, a company has secured a beautiful tract of woodland more than a mile square and is fast developing it into a suburb known as Palisade. Macadamized roads and sidewalks are being laid out, and water, gas, electric light and sewerage systems installed. A skilled landscape architect is in charge of the work, it being the intention of the company to establish a community that will have all urban utilities with the least possible sacrifice of the charm In keeping with this spirit is the commissioners' further purpose of allowing the public as much liberty in the use of the the public as much liberty in the use of the park as is consistent with its proper maintenance. Campers and canoeists will be permitted to use it, as scores of them are with the company has already erected are roomy, comfortable and tasteful. No two of these are from the same model, and this rule will be followed with the hundred or more with the company has already erected are roomy. using it this summer, with no other restriction than that they secure a permit from J. Dupratt White, the secretary of the most rigid restrictions. Houses to be

No one can better appreciate the advantages of a home on the Palisades than the commercial man. The beauty of the location appeals to his aesthetic sense, from two to four hundred feet above the river, with beautiful walks, drives and parks. The healthfulness contributes to his natural buoyancy. "No maiarla here." And its accessibility places it far above every New York suburb as a place of residence. Only forty and twenty minutes from New York's great commercial centres. City Hall and Times Square, respectively. The advertiser has taken pairs to acquire and place on his list properties suitable to meet the varying tastes and incomes of this class of home seckers. Occupying as we do a unique position in the real estate field, not being bound by personal interest to any particular tract or location, but representing ALL, our main object is to please our customers and place before them that which is most suited to their needs, without loss of time and unnecessary expense. Our office is entirely independent of any land company. We have large properties on the western slope of the ridge at \$500 per acre, and on the castern bluff, directly opposite 100th street, lots at \$300, payments as easy as \$5.00 per month, or something financially and socially within the reach of all. octally within the reach of all.

ALBERT E. WICKS, Land on the Pallsades, Hudson Heights, New Jersey.

PALISADES PARK WICHMANN & McDERMOTT, REAL ESTATE and

is the banner village of New York's suburbs. It is reached in 20 minutes from Eric depot in Jersey City; commutation, 9 cents, includ ing ferriage; 25 minutes from Weehawken ferry, foot West 42d st.; 10 minutes from Harlem ferry landing on Jersey side. Gas, electricity, water in pipes, sewerage, churches, schools, stores, &c. Lots, \$400 and upward; \$10 monthly.

MANUFACTURING SITES on tidewater, 20 feet depth channel, close to steam railroad station; switch if desired; thriving village, incorporated, liberal "homerule" government, low taxes; generous treatment guaranteed men of enterprise who locate desirable manufactories; hundreds of desirable lots for employees on easy payments; 40 steam trains daily, cheap commutation, 5 cents; trolley building. Call in FORENOON for full information, map, &c.

PALISADES REALTY CO.,

49 8th Av., New York.

which has added much to its attractiveness

Private Sales. 158TH STREET—Samuel Green has sold to William Kuhn and John Lawson the plot, 50x230x207, fronting on 158th street, running through to Fort Washington avenue, 100 feet west of Broadway, and adjoining the Church of the Intercession. The buyers will erect apartment houses on the plot.

NINETY-NINTH STREET.—Benjamin B. Marco has bought Nos. 136 and 138 West Ninety-ninth street, two five story double flats, on plot 30x100.11. 116TH STREET Arnold & Byrne have sold for Louis Bernstein No. 130 West 116th street, a five story flat, with stores, on plot 32x100. SIXTY-FIRST STREET—Herman Arns has sold for Claus Ahrens the five story brick double flat at No. 206 West Sixty-first street, on lot 25x100.5.

on lot 25x100.5.

PARK AVENUE.—Duff & Brown have sold for Schmeidler & Bachrach the block front on the west side of Park avenue, running from 134th to 135th street.

JONES STREET.—Sforza & Kiernan have sold for Dominick Lecce the five story dat at No. 13 Jones street, on lot 25x100.

LENOX AVENUE.—F. William Sohns has sold for Henry Rieper the northeast corner of Lenox avenue and 137th street, a five story triple flat, on lot 24.11x100.

120TH STREET.—F. William Sohns has sold

18 miles out; large country place; about 10 cres; luxury and comfort complete \$10,000; lso small places \$1,800 and up. Address DAVID L. BAKER. a three story and basement dwelling, on lot 17x100.11.

INSURANCE EXCHANGE,

(Near Elm Street.), West Hoboken, N. J.

COMMISSIONER OF DEEDS, NOTARY PUBLIC. Telephone, 30 Union.

Englewood Cliffs. N J.

FOR RENT.

9 room house, bath, Improvements, large verandas, grounds 100 ft. by 200 ft.: fine shade trees, lawns and drives: 14 hour from ferries to West 12d and Franklin streets; rent \$15 per month, unfurnished: will rent furnished for the summer for \$75 per month; for the year \$60 per month.

JOHN G. ROPES.

AT CLOSTER, N. J.

17x100.11.

WALTON AVENUE.—F. William Sohns has sold for George Herner the plot, 50x95, on Walton avenue, 50 feet south of 182d street.

FIFTH AVENUE.—The Municipal Realty Corporation has sold through Amos S. Lamphear the Washington Square, a nine and a half story apartment hotel at 12 Fifth avenue, adjoining the northwest corner of Eighth street, on lot 28.3x100. Property at Atlantic City, N. J., was taken in part payment. part payment.

LEXINGTON AVENUE.—Pease & Elliman have sold for a client to John L. Martin No. 213 Lexington avenue, a four story brownstone dwelling, on lot 16x75. brownstone dwelling, on lot 16x75.

114TH STREET.—Fred Plumb has sold for Louis Bernstein to John Henry Werderman No. 226 West 114th street, a five story triple flat, on .ot 25x100.11.

EIGHTY - FIRST STREET.—Charles H. schnelle has sold for Frederic Correli No. 221 East Eighty-first street, a five story double flat, 25x102.2. HIRTY-FOURTH STREET.—George J.
Powders has sold for David Held Nos.
403 and 403 East Thirty-fourth street, two
five story double flats, with stores, on plot 50x75.

135TH STREET.—Millard Veit has sold to a client of Levy Brothers for L. Kreielsheimer the five story double flat No. 122 West 135th street. on lot 25x99.11.

SECOND AVENUE.—Lowenstein, Papae & Co. have resold for S. Rosenton No. 2032 (Co. have resold for S. Rosenton No. 2032) and 2308 Seventh avenue, two five story apartment houses, known as the Walton and SECOND AVENUE.—Lowenstein, Papae & Co. have resold for S. Rosenton No. 2032 Second avenue, a five story tenement, with store, on lot 25x75.

FIFTH STREET.—The Katz Company and

Offers for sale a one family house, with two lots, 50x100, all improvements; price \$5,000, easy terms. Two three story double brick flats \$7,000 each; one three story brick flat store property \$12,000, easy terms; other houses from \$1,700 up; also lots from 112TH STREET.—Max Gomprecht & Son have sold for Morris & Co. to Dannenberg & Wallach No. 240 West 112th street, a five story flat, on plot 33.48100.11. story flat, on plot 33.4x100.11.

VERNON PLACE.—P. S. Treacy has sold for Francis C. Bishop to Joseph L. Stanton No. 117 Vernon place, a three story frame dwelling and stable, on plot 50x200.

UNIONPORT.—The Goodman Realty Company has sold for E. Frederick to Abraham Piser the southwest corner of Doris and Westchester avenues, 95x100.

ROBBINS AVENUE.—Lehman Friet has sold for Ernst O. Becher to O. J. Martens No. 664 Robbins avenue, a five story tricle flat, with store, on lot 28.9x110.

open Sundays and Holidays.

Houses for sale, for 1, 2, 3, 4 or 6 families, all with modern improvements: prices from \$3,000 to \$0,000; a reasonable amount of cash can secure any one of them: 10 per cent, income assured. For further particulars

JULIUS KLUMPP,

612 Spring Street,

JOHN S. DARLING,

REAL ESTATE,

West Hoboken, N. J.

with store, on lot 28.9x110.

134TH STREET.—S. Freidus has sold for Samuel I. Gordon and Abraham Stern No. 803 East 134th street, a five story double flat, on lot 28.4x100.

ST. LAWHENCE AVENUE.—George J. McCaffrety & Son have sold for Mrs. Bellucci No. 35 St. Lawrence avenue to Mrs. Clarey; also for E. B. Levy to Rosenzweig & Levy, No. 231 Lincoln street, Van Nest.

Miscellaneous. apartment houses, known as the Walton and the Berlin.

Heilner & Wolf and the Realty Mortgage

WILLIAM J. MAGER & BRO., 87 Bulls Ferry Road, Guttenberg, N. J. New York office, room 8, 59 William st.; hours 12 to 3 P. M. Company are the buyers of the block front on the west side of Amsterdam avenue, between 111th and 112th streets, sold by the Leake and Watts Orphan Asylum.

Huston & Asmari have sold for the estate of William Mawry, the property at the corner of Dwight and Tracey places, Englewood, N. J., to Mrs. Margaret S. Eakin

The Clarke Realty Company has bought though V. F. Pelletreau & Co., for \$50,000, the southwest corner of Franklin and Jefferson avenues, Brooklyn, a plot 100x125, on which they will erect a six story elevator apartment similar to the two they are now completing on Glenada place.

Plans were filed yesterday with the Manhattan Fu Iding Bureau for a six story apartment be use at the northeast corner of Broadway and 121st street for the A. C. & H. M. Hall Realty Company. It is to cost \$160,000. The architects are Neville & Bagge.

Other Manhattan new building plans were: Four six story flats, \$192,000, and a one story store, \$2,000.

Plans filed with the Bronx Building Bureau comprised a five story flat, \$50,000 a five story tenement, \$20,000: a two story office building with stores, \$2,000 a three story dwelling, \$8,000, and seven two story dwelling, \$8,000, and seven two story dwellings, \$29,500.

For Sale at Coytesville, first class house, consisting of 8 rooms, good condition, plot 1372150, good well and barn, fruit trees; will be sold at very

reasonable figure; time to New York 30 minutes; for further information apply to

GEO. M. WILLIAMS,

Coytesville, N. J.

FOR SALE—1, 2 and 3 family houses, with or without stores; terms to suit, in Guttenberg, West New York and other parts of North Hudson; improvements are now being made throughout this section and the population is rapidly increasing; business men here are very active; if interested call on me personally. Fire insurance placed in Hudson county.

Coming Auction Sales.

MONDAY, JUNE 5.

[At 14 Vesey street.]
By Joseph P. Day.

West Broadway, No. 229, southeast corner of White street. No. 1, 15x47, four story brick building;
A. Williams vs. E. J. Doyle et al.; Wesselman & K., attorneys; D. S. Updike, referee: partition.

TUESDAY, JUNE 6.
By James L. Weils.

Waverley place, No. 110, south side, 247.3 feet

A Home

on the PALISADES Woodcliff

ON HUDSON, Opposite Riverside Drive at 79th Street.

NEW HOUSES ON EASY TERMS.

SMALL CASH PAYMENTS.
BALANCE SAME AS RENT.
TAKE WEST SHORE, FRANKLIN OR 42D ST.
FERRY AND TEN MINUTES' TROLLEY RIPE
TO PROPERTY.
Write for New Hiustrated Booklet, Map. Prices,

Woodcliff Land Impt. Co. Box 88

Wechawken, N. J. OFFICE ON PROPERTY.

Alpine, N. J.

FOR SALE -- STONE HOUSE; 13 rooms, 10 acres of land, fruit trees, shrubbery, fine garden, extensive views and good neighborhood. Apply to S. MILES, Alpine, N. J.

east of Sixth avenue, 22x97, four story front and two story rear building; executors and trustee a sale. By Bryan L. Kennelly.

Grand street. No. 382, north side, 75 feet west of Suffolk street. 25x100, three story front and reat tenements; executrix's sale; estate of Samuel Firuski. Firuski.

Ryer avenue, west side, 370.10 feet north of Burnside avenue, 50x150.6x50.9x141.7, vacant.

Ninety-eighth street. No. 161, north side, 184.6 feet cast of Amsterdam avenue, 27x irregular, five story brick tenement: W. S. Jarvis, trustectors, S. E. Patch et al., A. P. Whitehead, attorney, A. H. Vanderpool, referred due on judgment, \$40, 333.10; subject to taxes, &c., \$128.

By Joseph P. Day.

161st street, No. 569, north side, 190.11 east of Broadway, 18.11x99.11, four story brick dwelling, action 2: Wesichester Trust Company and another trustees, vs. J. T. Butter et al.; R. E. & A. J. Prime, attorne; S. Randolph Hurry, referee; due on Judgment, \$9.713.80; subject to taxes, &c., \$18.90.

161st street, No. 551, north side, 400.6 feet west of Amsterdam avenue, 18.11x99.11, four story brick dwelling; action 1; same vs. same; same referredue on Judgment, \$9.713.80; subject to taxes, &c., \$18.50.

BY PETER P. MEYER. Land under water around Ward's Island; five lots; executor's sale; estate of Abraham R. Law

[At Bronx Salesroom.] DY JULIUS H. HAAS.

Courtlandt avenue, No. 527, west side, seventynine feet north of 18th street, 25x100; three story
frame building, executor's sale; estate of Carl
Britishm 148th street, north side, 100 east Courtlandt avenue (5x100; vacant; executor's sale; estate of Egidius 25x100: Vacant; executor a nare. Haerting. 141st street, south side, 150 feet cast of Walnut

Continued on Tenth Page.